

104.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

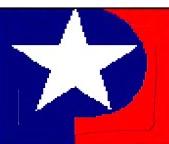
816,500 / 816,500

USE VALUE:

816,500 / 816,500

ASSESSED:

816,500 / 816,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LABBE RICHARD L & DELLE	
Owner 2:	
Owner 3:	

Street 1: 14 CHEROKEE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,400 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Clapboard Exterior and 1783 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10400		Sq. Ft.	Site		0	70.	0.70	4									512,403						512,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10400.000	304,100		512,400	816,500		66984
							GIS Ref
							GIS Ref
							Insp Date
							09/14/18

PREVIOUS ASSESSMENT								Parcel ID	104.0-0003-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,100	0	10,400.	512,400	816,500	816,500	Year End Roll	12/18/2019
2019	101	FV	248,500	0	10,400.	512,400	760,900	760,900	Year End Roll	1/3/2019
2018	101	FV	248,700	700	10,400.	439,200	688,600	688,600	Year End Roll	12/20/2017
2017	101	FV	248,700	700	10,400.	409,900	659,300	659,300	Year End Roll	1/3/2017
2016	101	FV	248,700	700	10,400.	351,400	600,800	600,800	Year End	1/4/2016
2015	101	FV	233,900	700	10,400.	314,800	549,400	549,400	Year End Roll	12/11/2014
2014	101	FV	233,900	700	10,400.	291,300	525,900	525,900	Year End Roll	12/16/2013
2013	101	FV	233,900	700	10,400.	277,800	512,400	512,400		12/13/2012

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/29/1994	636		12,000					ADD 19X19 + PORCH	9/14/2018	Meas/Inspect	BS	Barbara S					
									4/23/2009	Meas/Inspect	189	PATRIOT					
									11/7/2000	Hearing Chag	201	PATRIOT					
									10/25/1999	Meas/Inspect	264	PATRIOT					
									8/2/1991		JK						

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	Sty Ht: 1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=SINK IN BMT.									
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: 8 - Brick Veneer	10 %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix: 1	Rating: Fair			
Roof Struct: 1 - Gable				Kits: 1 Rating: Very Good	OTHER FEATURES				RESIDENTIAL GRID								
Roof Cover: 1 - Asphalt Shgl				A Kits: Rating:	Fpl: 2 Rating: Good	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1									
Color: CREAM				Condo Information				Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Location:				Other									
GENERAL INFORMATION				Total Units:				Upper									
Grade: C - Average				Floor:				Lvl 2									
Year Blt: 1953		Eff Yr Blt:		% Own:				Lvl 1									
Alt LUC:		Alt %:		Name:				Lower									
Jurisdct:				Const Mod:				Totals RMS: 5 BRs: 2 Baths: 1 HB									
Lump Sum Adj:				DEPRECIATION				REMODELING RES BREAKDOWN									
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRs	FL							
Avg Ht/FL: STD				Functional:	%	Interior:	1	5	2								
Prim Int Wall: 1 - Drywall				Economic:	%	Additions:											
Sec Int Wall: %				Special:	%	Kitchen:											
Partition: T - Typical				Override:	%	Baths:											
Prim Floors: 3 - Hardwood				Total: 18.6 %		Plumbing:											
Sec Floors: 4 - Carpet				Total: 18.6 %		Electric:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY		Heating:											
Subfloor:				Basic \$ / SQ: 105.00		General:											
Bsmnt Gar:				Size Adj.: 1.30461335		COMPARABLE SALES											
Electric: 3 - Typical				Const Adj.: 0.99992079		Rate	Parcel ID	Typ	Date	Sale Price							
Insulation: 2 - Typical				Adj \$ / SQ: 136.974													
Int vs Ext: S				Other Features: 80300													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1	NBHD Mod:			WtAv\$/SQ:		AvRate:	Ind.Val										
% Heated: 100	LUC Factor: 1.00			Adj Total: 373563		Juris. Factor:	Before Depr:	136.97									
Solar HW: NO	Depreciation: 69483			Depreciated Total: 304080		Special Features: 0	Val/Su Net:	80.56									
% Com Wall	% Sprinkled:			Final Total: 304100		Final Total: 304100	Val/Su SzAd	189.59									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 104-0-0003-0013.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					